

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 81 – Mount Baker
Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 404
 Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$112,900	\$195,300	\$308,200	\$356,000	86.6%	16.51%
2002 Value	\$123,700	\$221,100	\$344,800	\$356,000	96.9%	15.97%
Change	+\$10,800	+\$25,800	+\$36,600		+10.3%	-0.54%
% Change	+9.6%	+13.2%	+11.9%		+11.9%	-3.27%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.54% and -3.27% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$129,400	\$203,400	\$332,800
2002 Value	\$141,900	\$230,200	\$372,100
Percent Change	+9.7%	+13.2 %	+11.8%

Number of improved Parcels in the Population: 4899

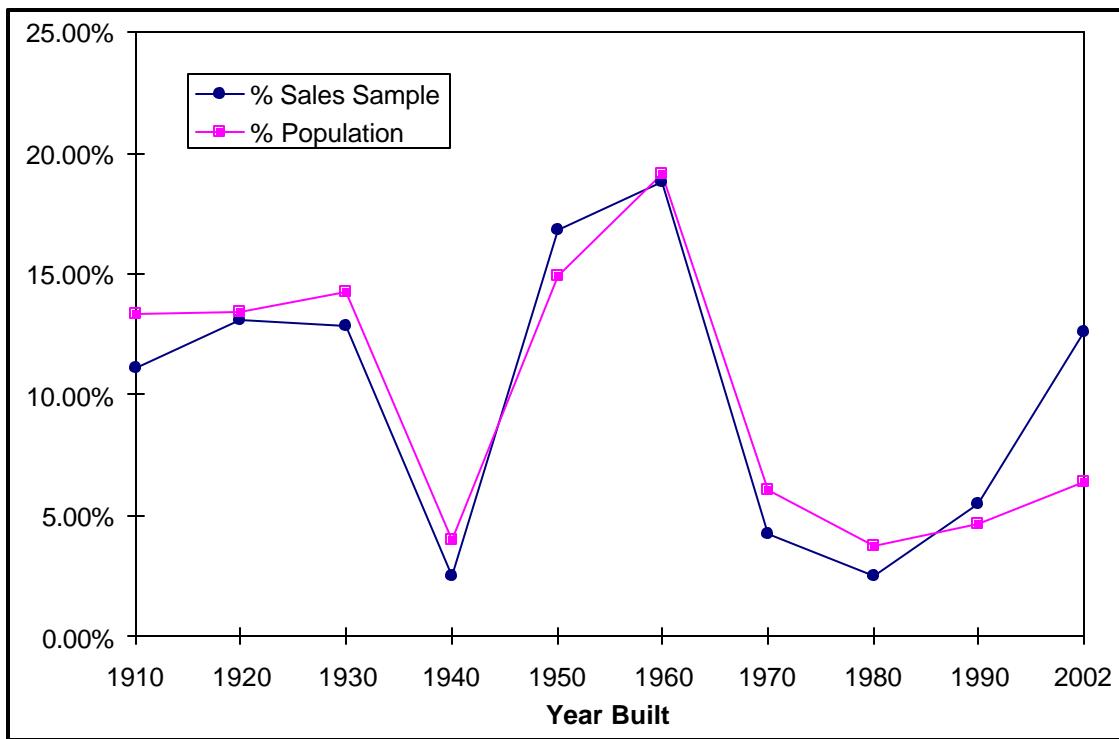
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. This area is due for physical inspection in 2004 tax roll, we looked at large number of variable and decided to take the most conservative approach. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses in subarea 6 and either on plat 415430 (Lakewood replat portion of Maynards Lake Washington) or 524980 (Maynards Lake Washington) had higher average ratio than other improvements and formula adjusts value upward less than others. Improvements in subarea 2 and 100% brickstone had lower average ratio than others and formula adjusts value upward more than others, similarly improvements with above grade living area of 3000 sqft. had lower average ratio than others and formula adjusts value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	45	11.14%
1920	53	13.12%
1930	52	12.87%
1940	10	2.48%
1950	68	16.83%
1960	76	18.81%
1970	17	4.21%
1980	10	2.48%
1990	22	5.45%
2002	51	12.62%
	404	

Population		
Year Built	Frequency	% Population
1910	655	13.37%
1920	657	13.41%
1930	700	14.29%
1940	197	4.02%
1950	729	14.88%
1960	937	19.13%
1970	297	6.06%
1980	185	3.78%
1990	229	4.67%
2002	313	6.39%
	4899	

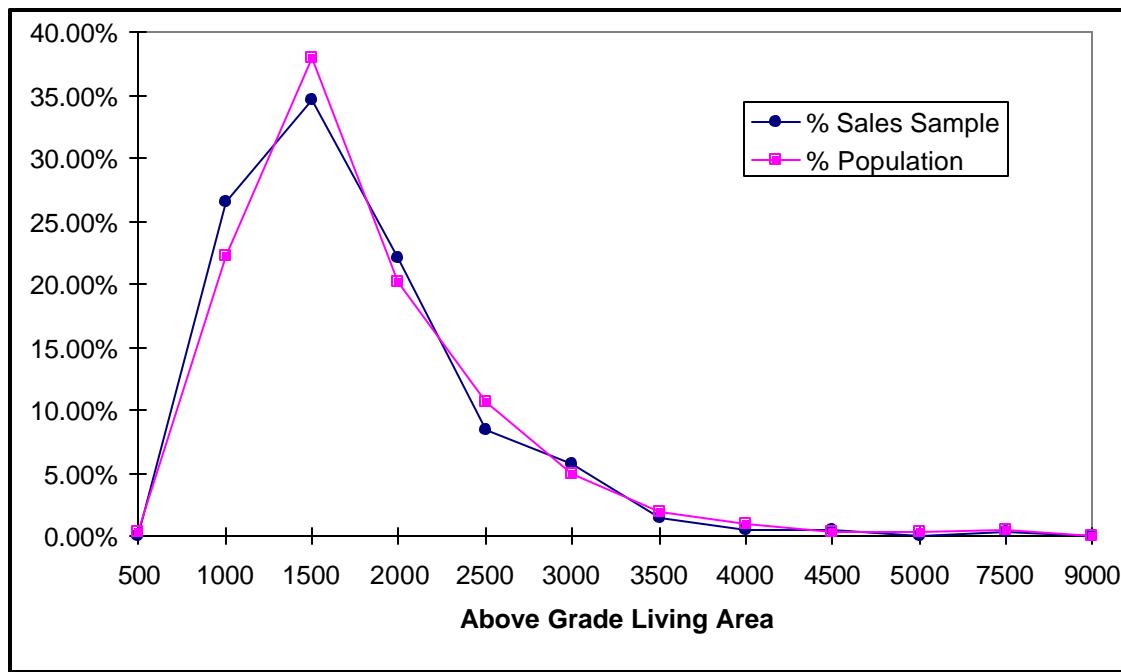


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	107	26.49%
1500	140	34.65%
2000	89	22.03%
2500	34	8.42%
3000	23	5.69%
3500	6	1.49%
4000	2	0.50%
4500	2	0.50%
5000	0	0.00%
7500	1	0.25%
9000	0	0.00%
	404	

Population		
AGLA	Frequency	% Population
500	12	0.24%
1000	1086	22.17%
1500	1860	37.97%
2000	990	20.21%
2500	522	10.66%
3000	243	4.96%
3500	91	1.86%
4000	43	0.88%
4500	18	0.37%
5000	13	0.27%
7500	20	0.41%
9000	1	0.02%
	4899	

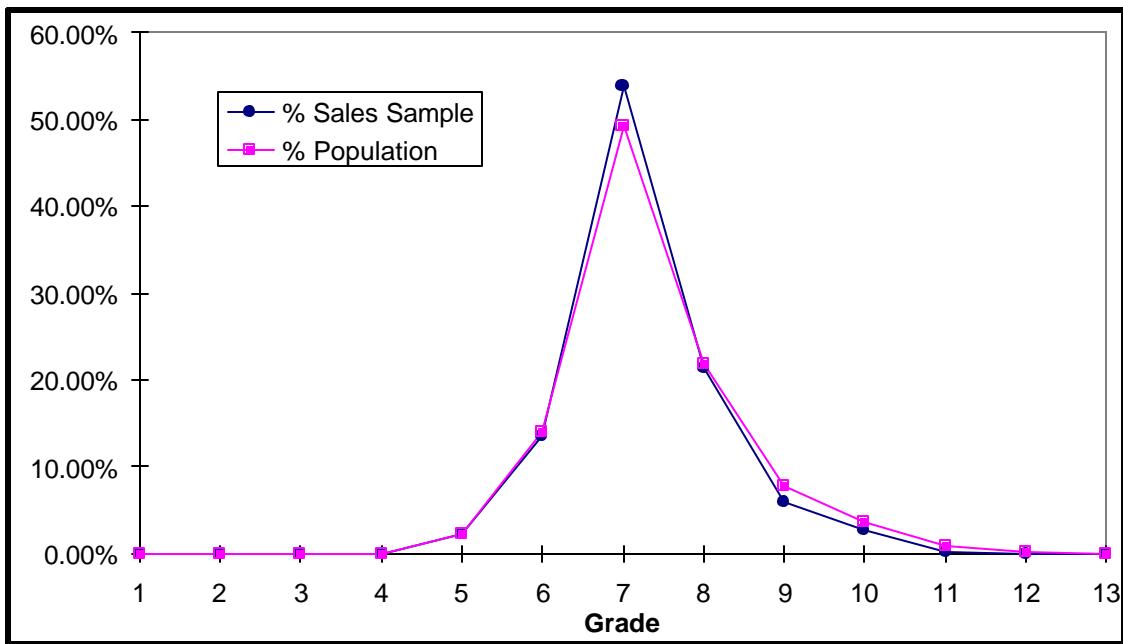


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

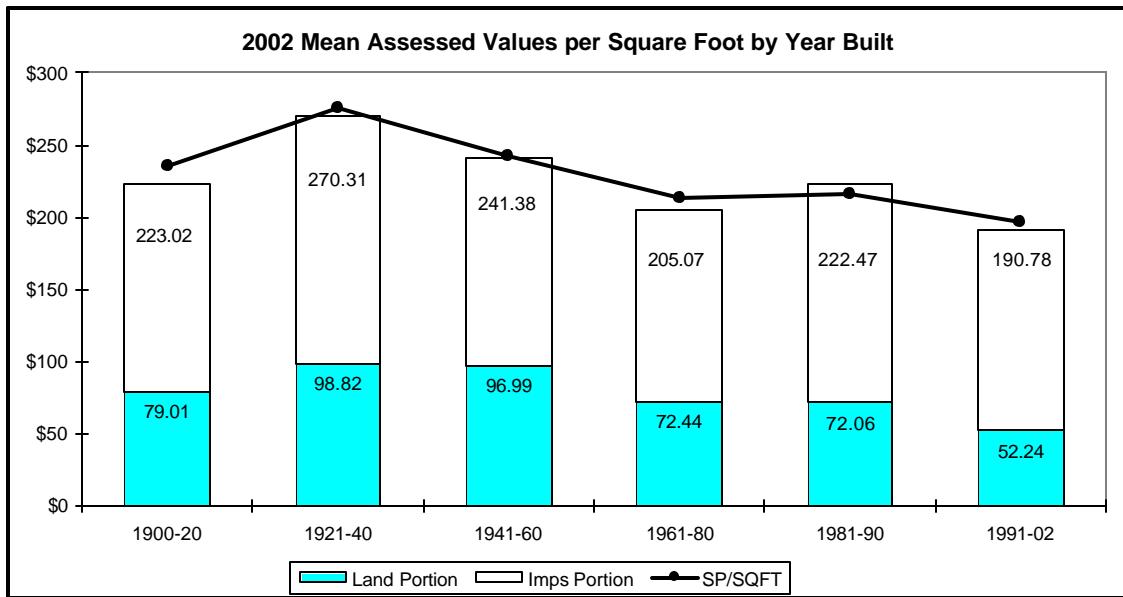
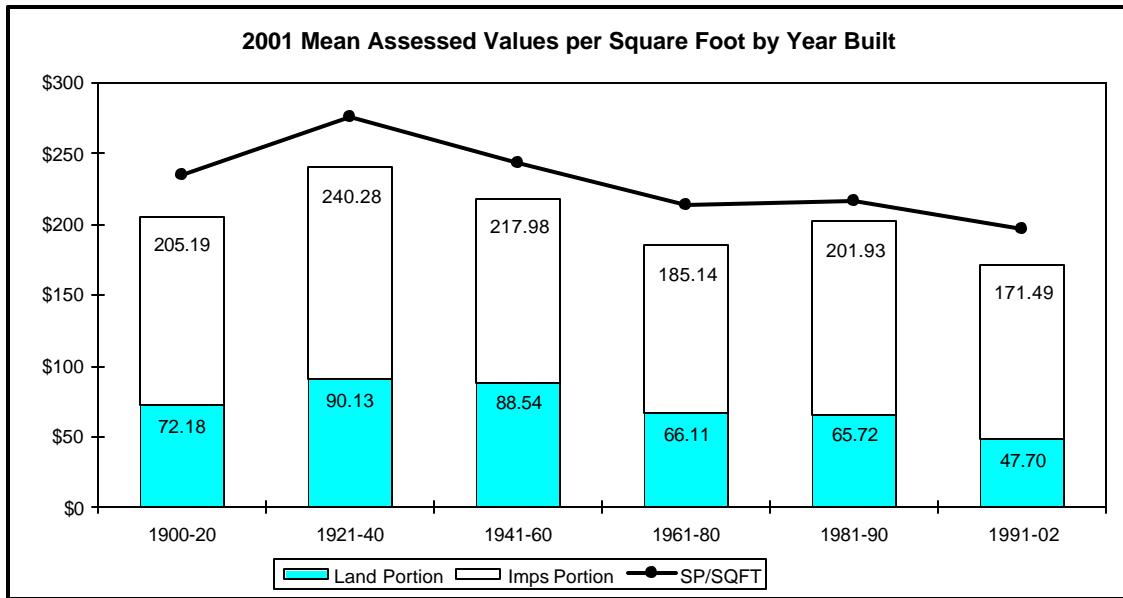
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	2.23%
6	55	13.61%
7	218	53.96%
8	86	21.29%
9	24	5.94%
10	11	2.72%
11	1	0.25%
12	0	0.00%
13	0	0.00%
		404

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.08%
5	110	2.25%
6	682	13.92%
7	2418	49.36%
8	1068	21.80%
9	387	7.90%
10	176	3.59%
11	41	0.84%
12	9	0.18%
13	4	0.08%
		4899



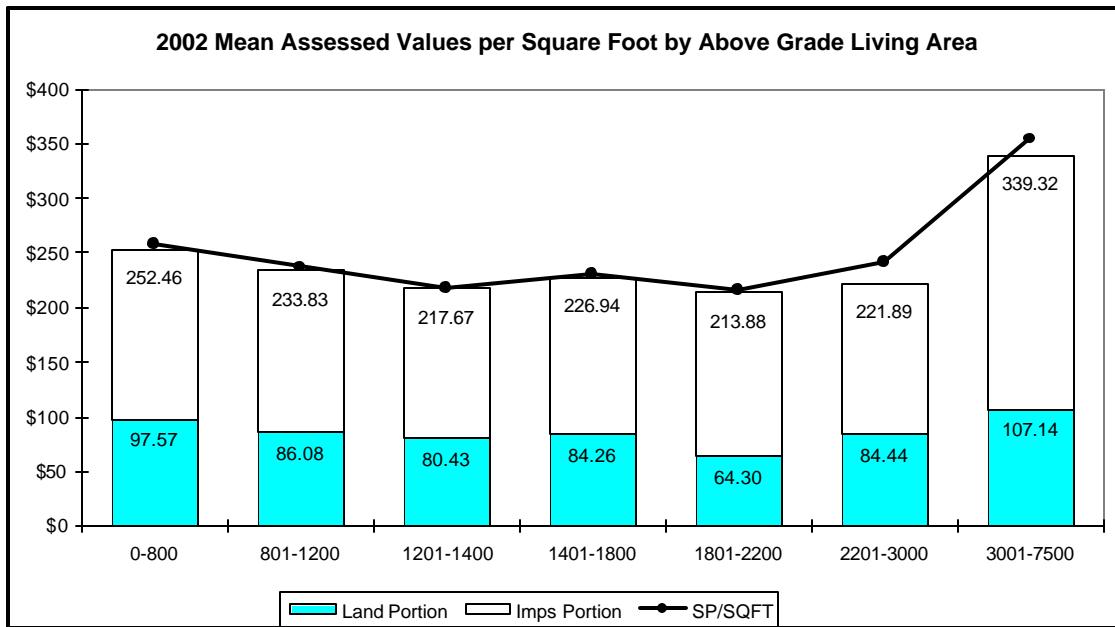
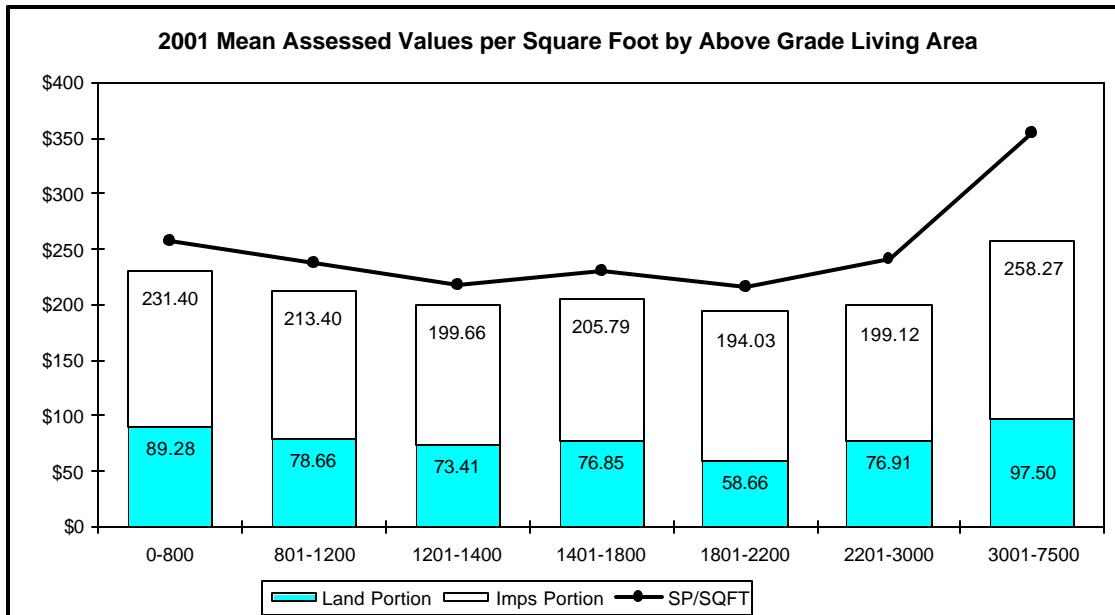
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



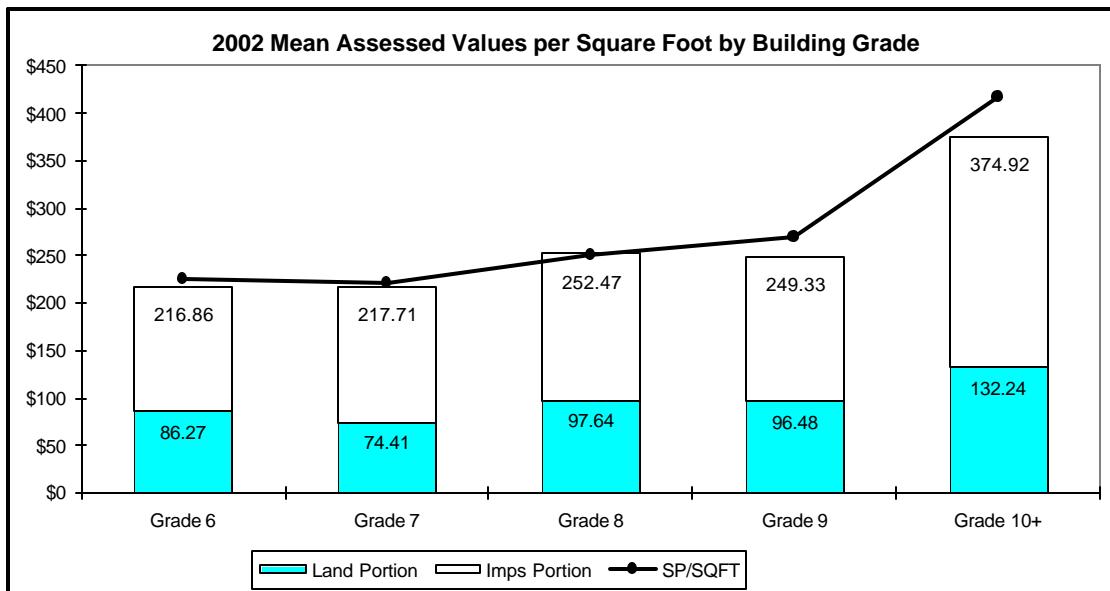
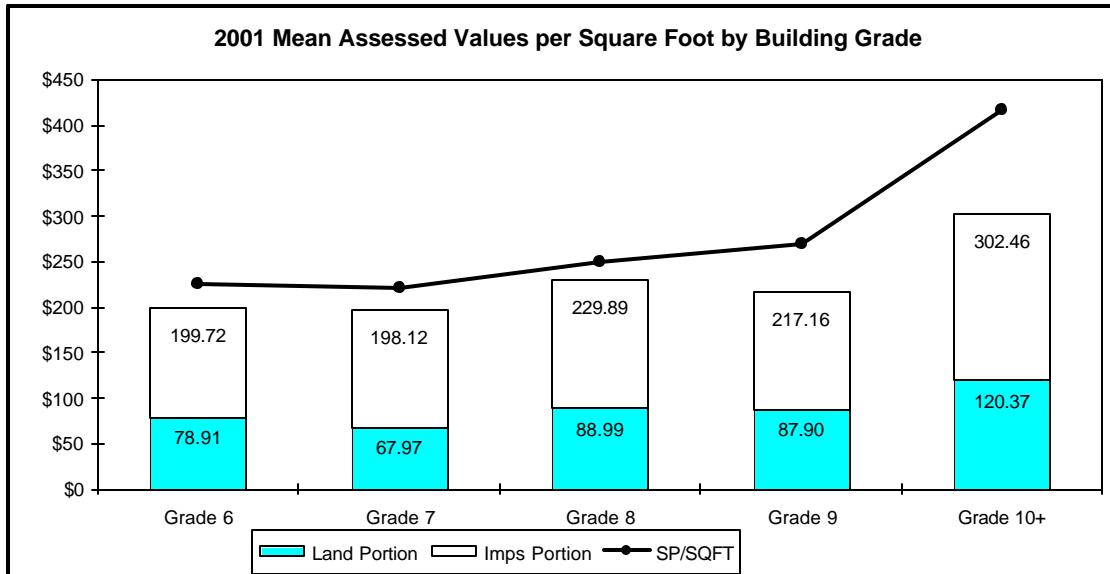
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There was high correlation between high grade house and large above grade living area and an insufficient sample size.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There was high correlation between high grade house and large above grade living area and an insufficient sample size.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (6 usable land sales) in area 81 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9061356$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.10$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 404 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. This area is due for physical inspection in 2004 tax roll, we looked at large number of variable and decided to take the most conservative approach. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses in subarea 6 and either on plat 415430 (Lakewood replat portion of Maynards Lake Washington) or 524980 (Maynards Lake Washington) had higher average ratio than other improvements and formula adjusts value upward less than others. Improvements in subarea 2 and 100% brickstone had lower average ratio than others and formula adjusts value upward more than others, similarly improvements with above grade living area of 3000 sqft. had lower average ratio than others and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9061356 - (0.08836141* if subarea 2 and brickstone =100) + (0.1172762 if Subarea 6 and either on plat 415430 or plat 524980) – (0.1139461 if above grade living area greater than 3000 sqft.))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

Improved parcel Update (Continued)

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.10) + (2001 Imps Value * 1.132)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties located on commercially zoned land will be valued at 2001 total value *1.0.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 81 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

10.4%

SubArea 2, 100% BrickStone	Yes
% Adjustment	11.9%
SubArea 6 Plat 415430 or 524980	Yes
% Adjustment	-12.6%
Above Grade Living Area Greater than 3000 Sqft.	Yes
% Adjustment	15.9%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Subarea 2 and brickstone =100 would receive *approximately* a net 22.3% upward adjustment (10.4% overall + 11.9 % SubArea 2 and brickstone = 100). 2.8% of total population would get this adjustment.

A home located in Subarea 6 and either in plat 415430 or 524980 would receive approximately a net 2.2% downward adjustment (10.4% overall -12.6% SubArea 6 and either in plat 415430 or 524980). 6.5% of total population would get this adjustment.

A home with above grade living area of more than 3000 sqft. would receive approximately a net 26.3% upward adjustment (10.4% overall + 15.9% above grade living area more than 3000 sqft.). 3.2% of total population would get this adjustment.

Approximately, 87% of the population in the area 81 are adjusted by the overall alone. There are 4899 parcels with one improvement that has 1-3 living units.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 96.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	9	0.816	0.881	8.0%	0.731	1.030
6	55	0.887	0.965	8.8%	0.916	1.013
7	218	0.892	0.980	9.9%	0.959	1.002
8	86	0.911	1.001	9.9%	0.970	1.033
9	24	0.800	0.932	16.5%	0.895	0.969
10	11	0.731	0.918	25.5%	0.789	1.047
11	1	0.627	0.791	26.2%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	98	0.866	0.945	9.1%	0.913	0.977
1921-1940	62	0.834	0.969	16.1%	0.924	1.014
1941-1960	144	0.878	0.980	11.7%	0.956	1.004
1961-1980	27	0.866	0.965	11.3%	0.905	1.024
1981-1990	22	0.921	1.015	10.2%	0.946	1.085
1991-2002	51	0.861	0.965	12.2%	0.918	1.013
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	334	0.866	0.969	11.9%	0.952	0.986
Good	68	0.864	0.968	11.9%	0.927	1.008
Very Good	2	0.852	0.938	10.1%	0.237	1.638
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	238	0.899	0.989	9.9%	0.969	1.009
1.5	82	0.872	0.958	9.8%	0.921	0.994
2	73	0.832	0.962	15.7%	0.925	0.999
2.5	6	0.707	0.872	23.3%	0.641	1.102
3	5	0.851	0.938	10.2%	0.660	1.216
SubArea 2, BrickStone 100%	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	390	0.874	0.967	10.6%	0.951	0.983
Y	14	0.762	0.991	30.0%	0.908	1.074

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 96.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

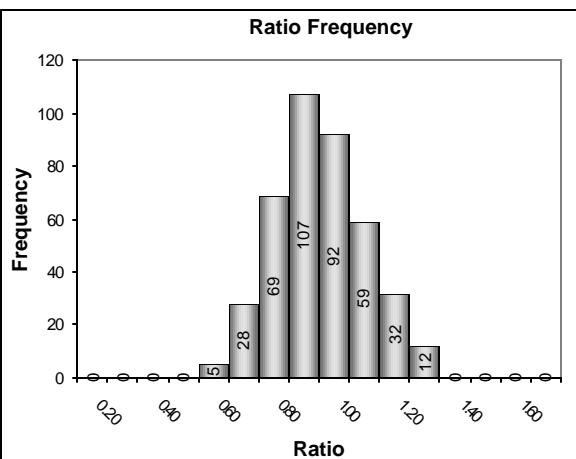
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-800	39	0.893	0.975	9.2%	0.916	1.034
801-1200	129	0.898	0.984	9.6%	0.958	1.010
1200-1400	56	0.916	0.999	9.1%	0.955	1.044
1401-1800	84	0.891	0.982	10.2%	0.947	1.018
1801-2200	40	0.897	0.989	10.2%	0.940	1.038
2201-3000	45	0.825	0.919	11.4%	0.872	0.966
3001-7500	11	0.719	0.942	31.0%	0.828	1.056
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	261	0.889	0.986	10.9%	0.967	1.006
Y	143	0.842	0.951	12.9%	0.926	0.977
Subarea6 and Plat 415430 or 524980	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	387	0.860	0.968	12.6%	0.952	0.984
Y	17	1.023	0.999	-2.4%	0.914	1.083
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	83	0.828	0.961	16.1%	0.924	0.999
6	112	0.890	0.977	9.8%	0.950	1.005
11	209	0.879	0.968	10.1%	0.946	0.990
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-3000	18	0.915	0.991	8.3%	0.904	1.078
3001-4000	51	0.892	0.974	9.1%	0.924	1.024
4001-5000	76	0.888	0.980	10.3%	0.943	1.016
5001-6000	77	0.902	1.000	10.9%	0.966	1.034
6001-7000	55	0.875	0.973	11.2%	0.931	1.015
7001-8000	69	0.880	1.003	13.9%	0.964	1.042
8001-12000	33	0.857	0.970	13.2%	0.921	1.019
12001-16000	15	0.744	0.844	13.4%	0.747	0.940
16001 - +	10	0.749	0.884	18.0%	0.803	0.965

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2001	Date of Report: 5/8/2002	Sales Dates: 1/2000 - 12/2001
Area 81	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 404 Mean Assessed Value 308,200 Mean Sales Price 356,000 Standard Deviation AV 188,838 Standard Deviation SP 272,600			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.905 Median Ratio 0.895 Weighted Mean Ratio 0.866			
UNIFORMITY			
Lowest ratio 0.574 Highest ratio: 1.263 Coefficient of Dispersion 13.42% Standard Deviation 0.149 Coefficient of Variation 16.51%			
RELIABILITY			
95% Confidence: Median Lower limit 0.879 Upper limit 0.919			
95% Confidence: Mean Lower limit 0.890 Upper limit 0.919			
SAMPLE SIZE EVALUATION			
N (population size) 4899 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.149 Recommended minimum: 36 Actual sample size: 404 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 211 # ratios above mean: 193 Z: 0.896 Conclusion: Normal*			
*i.e. no evidence of non-normality			



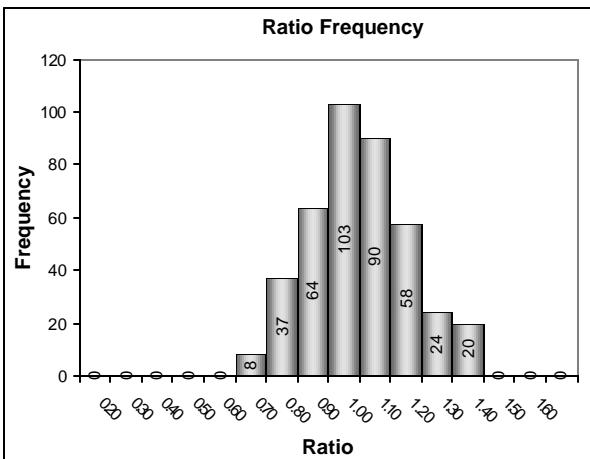
COMMENTS:

Single Family Residences throughout area 81

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 2	Lien Date: 01/01/2002	Date of Report: 5/8/2002	Sales Dates: 1/2000 - 12/2001								
Area 81	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 404</p> <p>Mean Assessed Value 344,800</p> <p>Mean Sales Price 356,000</p> <p>Standard Deviation AV 236,202</p> <p>Standard Deviation SP 272,600</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.998</p> <p>Median Ratio 0.987</p> <p>Weighted Mean Ratio 0.969</p>											
UNIFORMITY											
<p>Lowest ratio 0.621</p> <p>Highest ratio: 1.389</p> <p>Coefficient of Dispersion 12.87%</p> <p>Standard Deviation 0.159</p> <p>Coefficient of Variation 15.97%</p> <p>Price Related Differential (PRD) 1.031</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.970</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.012</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.983</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.014</td> </tr> </table>				<i>Lower limit</i>	0.970	<i>Upper limit</i>	1.012	<i>Lower limit</i>	0.983	<i>Upper limit</i>	1.014
<i>Lower limit</i>	0.970										
<i>Upper limit</i>	1.012										
<i>Lower limit</i>	0.983										
<i>Upper limit</i>	1.014										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4899</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.159</p> <p>Recommended minimum: 41</p> <p>Actual sample size: 404</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>211</td> </tr> <tr> <td># ratios above mean:</td> <td>193</td> </tr> <tr> <td><i>Z:</i></td> <td>0.896</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p>				# ratios below mean:	211	# ratios above mean:	193	<i>Z:</i>	0.896		
# ratios below mean:	211										
# ratios above mean:	193										
<i>Z:</i>	0.896										
<p><i>*i.e. no evidence of non-normality</i></p>											



COMMENTS:

Single Family Residences throughout area 81

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 81
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
2	795030	2670	12/08/00	212500	720	500	6	1910	3	3030	N	N	4139 41ST AV S
2	524980	3330	12/05/01	279950	730	0	6	1936	3	5632	N	N	4129 50TH AV S
2	524980	0150	01/06/00	190000	760	310	6	1989	3	3600	N	N	4212 42ND AV S
2	415430	2045	05/11/00	199950	760	120	6	1918	3	2400	N	N	4622 S GENESEE ST
2	415430	0175	09/22/00	236000	870	0	6	1900	3	4200	N	N	4132 42ND AV S
2	524980	3285	08/21/01	280000	940	140	6	1940	3	7200	N	N	4224 49TH AV S
2	795030	2675	11/12/01	250000	1250	300	6	1909	3	9090	N	N	4147 41ST AV S
2	795030	2750	04/21/00	330000	1390	0	6	1910	3	6000	Y	N	4146 CASCADIA AV S
2	812110	0945	08/22/00	320000	800	340	7	1944	3	6180	Y	N	3822 41ST AV S
2	795030	2640	11/08/00	246000	830	830	7	1981	3	6060	N	N	4123 41ST AV S
2	415430	1890	03/22/01	239950	840	400	7	1951	3	6480	N	N	4215 46TH AV S
2	125020	3910	08/28/01	380000	960	800	7	1926	3	6900	Y	N	1525 36TH AV S
2	524980	0204	01/14/00	249500	970	0	7	1953	3	7200	N	N	4217 S ADAMS ST
2	524980	2140	12/13/01	262000	970	120	7	1942	3	7200	N	N	4027 47TH AV S
2	524980	2950	11/09/01	265000	1010	380	7	1942	3	6720	N	N	4233 49TH AV S
2	795030	0336	05/31/00	330000	1090	150	7	1954	3	5000	Y	N	4024 CASCADIA AV S
2	524980	0155	06/12/00	262500	1090	600	7	1956	4	6600	N	N	4220 42ND AV S
2	125020	2175	09/12/01	266000	1100	530	7	1942	3	4545	N	N	1529 33RD AV S
2	570000	2540	02/24/00	299000	1120	0	7	1925	3	7620	N	N	2520 LAKE PARK DR S
2	674570	0070	05/25/00	275000	1120	0	7	1942	3	5000	N	N	2210 31ST AV S
2	812110	0925	02/13/01	429950	1130	980	7	1957	3	6180	Y	N	3808 41ST AV S
2	673870	0135	04/19/01	325000	1170	0	7	1909	3	4000	Y	N	2027 32ND AV S
2	812110	0610	09/29/00	349000	1270	700	7	1958	3	4120	Y	N	4014 S ANDOVER ST
2	795030	0290	06/26/01	243000	1280	0	7	1951	4	6000	Y	N	4052 CASCADIA AV S
2	570000	0800	06/20/01	439000	1300	320	7	1951	4	5000	N	N	2323 32ND AV S
2	169590	0140	02/10/00	287000	1340	0	7	1946	3	2816	N	N	1712 32ND AV S
2	795030	2945	06/16/00	220000	1400	0	7	2000	3	2814	N	N	4233 42nd Ave S
2	125020	2329	01/18/01	312500	1460	700	7	1991	4	6000	Y	N	1524 33RD AV S

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2	066900	0160	04/24/01	380000	1470	0	7	1951	3	4950	Y	N	1916 31ST AV S
2	208770	0115	06/20/00	255000	1500	390	7	1916	3	4450	N	N	3103 S DOSE TER
2	524980	2105	05/20/00	359000	1520	450	7	1945	3	7200	N	N	4605 S ANDOVER ST
2	795030	0025	05/23/00	425000	1620	0	7	1908	4	6000	Y	N	4015 42ND AV S
2	812110	0905	06/06/00	450000	1690	0	7	1945	5	7070	Y	N	3803 42ND AV S
2	570000	1585	07/10/00	560000	1740	600	7	1919	4	5000	N	N	2732 33RD AV S
2	570000	1730	06/12/01	665000	1890	0	7	1919	4	5000	N	N	2312 33RD AV S
2	570000	1565	09/27/01	420000	1900	0	7	1921	3	5000	N	N	2712 33RD AV S
2	570000	3221	01/29/00	496000	2240	170	7	1923	3	7400	N	N	3615 BELLA VISTA AV S
2	570000	0960	08/28/00	810000	2240	0	7	1912	4	5000	N	N	2522 32ND AV S
2	673870	0140	02/09/00	730000	2370	0	7	1999	3	4000	Y	N	2023 32ND AV S
2	125020	4855	04/04/00	578000	1530	1530	8	1953	3	5310	Y	N	1527 LAKESIDE AV S
2	125020	3975	01/18/01	485000	1560	1560	8	1958	3	7200	Y	N	1430 35TH AV S
2	524980	3296	03/27/00	425000	1580	600	8	1953	3	7560	Y	N	4108 49TH AV S
2	415430	0010	02/26/01	350000	1590	400	8	1951	3	7200	Y	N	3802 42ND AV S
2	570000	0925	03/30/00	539750	1610	0	8	1925	3	5000	N	N	2311 33RD AV S
2	673870	0265	03/31/00	645000	1690	0	8	1912	4	4000	N	N	2008 33RD AV S
2	812110	1110	01/06/00	480000	1710	500	8	1921	4	5150	Y	N	3721 41ST AV S
2	570000	1045	07/20/01	497500	1840	200	8	1907	4	5000	N	N	2726 32ND AV S
2	812110	0835	06/01/00	485000	1910	0	8	1990	3	6120	Y	N	3909 42ND AV S
2	673870	0095	02/14/00	433000	1940	610	8	1921	3	4000	N	N	2014 31ST AV S
2	125020	2295	12/19/01	420000	2000	0	8	1927	3	5850	Y	N	1703 LAKE WASHINGTON BL S
2	570000	0975	08/11/00	690000	2010	0	8	1920	4	6000	N	N	2540 32ND AV S
2	812110	0815	08/01/00	425000	2030	500	8	1925	4	6180	Y	N	3919 42ND AV S
2	673870	0245	07/11/00	555000	2090	650	8	1912	3	5500	N	N	2003 33RD AV S
2	570000	1890	01/25/01	620000	2100	1070	8	1984	4	5800	N	N	2526 34TH AV S
2	795030	0195	04/07/00	650000	2280	500	8	1913	3	8787	Y	N	4015 41ST AV S
2	674570	0100	06/26/00	502000	2290	360	8	1914	3	5000	N	N	2225 32ND AV S
2	570000	0915	07/31/01	655000	2320	0	8	1910	4	5000	N	N	2321 33RD AV S

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2	812110	1131	07/23/01	760000	2420	0	8	1914	3	6360	Y	N	3708 CASCADIA AV S
2	208770	0020	09/06/00	677500	2470	0	8	1914	3	4800	Y	N	3304 S DOSE TER
2	674570	0160	04/11/00	529500	2510	0	8	1916	3	5000	N	N	2217 33RD AV S
2	673870	0285	06/20/01	575000	2520	0	8	1913	3	4000	N	N	2024 33RD AV S
2	570000	0620	10/06/00	660000	2790	1000	8	1907	4	5000	N	N	2723 32ND AV S
2	570000	4075	05/22/00	839500	2820	0	8	1991	3	10080	Y	N	3301 LAKEWOOD AV S
2	570000	4315	04/03/00	1200000	2860	0	8	1919	4	11840	Y	N	3254 LAKEWOOD AV S
2	795030	0170	11/01/01	499950	1420	1130	9	1999	3	3000	Y	N	4010 41ST AV S
2	415430	0040	10/27/00	435000	1489	530	9	2000	3	3600	Y	N	3820 42ND AV S
2	125020	2121	01/30/01	467500	1800	0	9	1980	3	4080	Y	N	1413 33RD AV S
2	570000	0980	10/04/01	750000	2280	0	9	1929	3	6000	N	N	3210 S LANDER ST
2	524980	3375	08/30/01	650000	2460	500	9	1950	4	7177	Y	N	4002 49TH AV S
2	570000	2595	03/23/01	980000	2670	280	9	1924	3	8802	Y	N	2306 LAKE PARK DR S
2	415430	0004	06/15/01	850000	3176	1100	9	2001	3	6000	Y	N	3730 42ND AV S
2	812110	0480	08/25/00	915000	3189	900	9	2000	3	6180	Y	N	3815 CASCADIA AV S
2	125020	2465	03/01/00	737500	3260	1560	9	1978	3	6300	Y	N	1403 LAKE WASHINGTON BL S
2	570000	4085	02/27/01	1375000	2440	1000	10	1926	3	7380	Y	N	3319 LAKEWOOD AV S
2	125020	2334	06/28/00	769000	2610	0	10	1993	3	5530	Y	N	1530 33RD AV SW
2	524980	1916	08/11/00	850000	2690	0	10	1992	3	10800	Y	N	3903 46TH AV S
2	570000	4000	10/18/00	1580000	2780	1000	10	1922	3	13375	Y	N	3246 CASCADIA AV S
2	102404	9002	03/06/01	760000	2990	0	10	1989	4	6001	Y	N	3320 S PLUM ST
2	570000	3700	10/04/00	1395000	3290	1250	10	1922	3	7860	N	N	2833 CASCADIA AV S
2	570000	3224	04/11/00	699950	3430	0	10	2000	3	7150	N	N	3609 BELLA VISTA AV S
2	570000	3965	03/24/00	1455000	3610	500	10	1928	3	7500	Y	N	3328 CASCADIA AV S
2	570000	3470	07/27/00	1548000	3620	320	10	1929	4	11050	Y	N	3121 CASCADIA AV S
2	570000	4400	05/15/00	2600000	4130	800	10	1925	4	15600	Y	N	3016 CASCADIA AV S
6	123100	0555	05/07/01	215000	680	0	5	1909	4	6800	N	N	5132 S DAWSON ST
6	524980	4780	06/25/01	263000	1020	0	5	1919	3	5760	N	N	4715 54TH AV S
6	524980	3766	10/27/00	168000	620	0	6	1916	3	2700	N	N	5008 S ALASKA ST

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6	123100	1230	09/18/00	185000	690	0	6	1948	3	4000	N	N	5208 S BRANDON ST
6	524980	5095	12/21/00	205000	700	150	6	1918	3	2400	N	N	4815 55TH AV S
6	123100	0340	07/20/00	235000	770	0	6	1910	4	4000	N	N	5230 S FARRAR ST
6	123100	0030	01/25/00	191000	850	0	6	1954	3	3900	N	N	5020 51ST AV S
6	415430	5135	03/29/00	294000	890	0	6	1918	4	3600	Y	N	4819 52ND AV S
6	123100	1110	04/24/00	220000	920	0	6	1910	3	3500	N	N	5203 S MAYFLOWER ST
6	415430	5140	03/08/00	300000	950	240	6	1915	3	3600	Y	N	4823 52ND AV S
6	123100	0515	09/20/01	254950	970	600	6	1990	3	4000	N	N	5105 S FARRAR ST
6	262404	9081	03/16/01	130000	980	0	6	1941	3	3080	N	N	7128 SEWARD PARK AV S
6	110200	1100	04/19/00	270000	860	0	7	1927	4	4480	Y	N	6551 HOLLY TER S
6	372380	0415	04/16/01	270500	870	570	7	1952	4	6655	N	N	5520 S ORCAS ST
6	123100	0520	09/04/01	195150	900	250	7	1948	3	8000	N	N	5111 S FARRAR ST
6	689630	0141	12/27/01	348500	910	0	7	1931	3	5300	Y	Y	8610 1/2 ISLAND DR S
6	262404	9112	12/06/00	295000	930	0	7	1926	3	4268	N	N	5233 S MYRTLE ST
6	524980	4950	10/31/00	297500	950	300	7	1942	3	7200	Y	N	4832 54TH AV S
6	333600	0791	02/14/01	153000	950	0	7	1943	3	4500	N	N	8448 SEWARD PARK AV S
6	123100	0660	10/29/01	337000	950	500	7	1948	4	4000	Y	N	5155 54TH AV S
6	123100	1115	05/02/00	267000	990	200	7	1917	3	3400	N	N	5205 S MAYFLOWER ST
6	069100	0045	11/27/00	237900	990	450	7	1951	3	5000	N	N	7016 BRIGHTON LN S
6	069100	0080	02/12/01	210000	990	0	7	1950	4	7776	N	N	7015 BRIGHTON LN S
6	883540	0711	11/14/00	314613	1010	480	7	1955	3	7700	Y	N	6360 SEWARD PARK AV S
6	123100	0040	11/14/01	230000	1010	0	7	1925	3	4212	N	N	5115 S HUDSON ST
6	524980	4919	12/28/00	340000	1030	450	7	1931	3	9600	Y	N	4814 54TH AV S
6	524980	3545	04/25/01	291000	1030	0	7	1920	4	7200	N	N	4126 50TH AV S
6	214730	0035	05/29/01	287000	1040	250	7	1940	3	6200	N	N	5710 S ORCAS ST
6	558320	0915	02/13/01	402500	1050	500	7	1949	3	12460	Y	N	5003 51ST AV S
6	372380	0040	09/06/01	253741	1080	320	7	1955	3	5985	Y	N	5720 WILSON AV S
6	333600	2115	05/11/01	210000	1090	990	7	1978	3	5000	Y	N	8446 55TH AV S
6	415430	4920	03/16/00	260000	1230	0	7	1912	3	5400	Y	N	5110 S HUDSON ST

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6	883540	1530	06/09/00	193000	1240	0	7	1951	4	7500	N	N	5109 S JUNEAU ST
6	524980	3955	12/21/01	290000	1250	200	7	1929	3	3000	Y	N	4709 51ST AV S
6	524980	4605	01/04/00	335000	1260	160	7	1939	3	7200	Y	N	4815 53RD AV S
6	352404	9073	11/02/00	350000	1320	0	7	1926	4	7800	N	N	7926 SEWARD PARK AV S
6	262404	9192	08/30/01	355650	1350	800	7	1958	3	6975	N	N	5509 S OTHELLO ST
6	321420	0045	06/20/01	227000	1380	0	7	1951	4	6000	N	N	7215 54TH AV S
6	123100	1170	02/14/00	260000	1420	200	7	1918	3	4000	N	N	5249 S MAYFLOWER ST
6	262404	9113	08/14/00	247500	1440	600	7	1957	3	6000	N	N	5209 S ORCHARD TER
6	352404	9085	10/01/01	315000	1440	0	7	1930	4	4000	Y	N	5316 S BUDD CT
6	123100	0460	07/11/01	200000	1510	0	7	1971	3	4984	N	N	5120 S FARRAR ST
6	110200	0825	01/06/00	397000	1530	0	7	1928	4	14720	Y	N	5602 S WILLOW ST
6	214730	0025	03/21/01	331500	1540	250	7	1941	3	6200	N	N	5720 S ORCAS ST
6	895290	0265	04/30/01	325000	1550	0	7	1952	3	8750	N	N	5130 S RAYMOND ST
6	372380	0076	09/27/00	272500	1570	450	7	1957	3	7320	N	N	5505 55TH AV S
6	333600	1660	08/07/00	253000	1590	0	7	1906	4	5500	N	N	8605 55TH AV S
6	524980	4315	05/25/00	482000	1610	0	7	1907	4	6600	Y	N	4220 51ST AV S
6	123100	0490	02/14/00	255000	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
6	941240	0185	03/29/00	460000	1630	0	7	1947	3	20307	Y	N	7730 SEWARD PARK AV S
6	110200	1213	10/09/01	350000	1690	750	7	1956	3	6480	N	N	6425 HAMPTON RD S
6	123100	0545	02/17/00	240500	1790	0	7	1906	3	3400	N	N	5129 S FARRAR ST
6	321420	0055	11/08/00	239000	1810	0	7	1952	3	9573	N	N	7203 54TH AV S
6	372380	0252	10/11/00	425000	1840	310	7	1954	3	7140	Y	N	5711 S DAWSON ST
6	372380	0063	05/26/00	476200	1890	0	7	1903	4	11097	Y	N	5215 S ORCAS ST
6	941240	0208	11/06/00	375000	2010	0	7	1960	3	12025	Y	N	5320 S KENYON ST
6	123100	0070	10/26/00	533000	2480	200	7	2000	3	3900	N	N	5015 52ND AV S
6	333600	1810	02/12/01	266600	2700	0	7	1996	3	5445	N	N	8604 SEWARD PARK AV S
6	123100	0415	08/31/00	289000	2870	0	7	2000	3	3000	N	N	5117 S PEARL ST
6	123100	0405	08/14/01	340000	2870	0	7	2000	3	3000	N	N	5111 S PEARL ST
6	883540	0765	08/09/00	355000	1140	500	8	1951	3	6960	Y	N	6335 57TH AV S

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6	372380	0390	09/07/00	325000	1200	0	8	1929	3	3528	Y	N	5520 56TH AV S
6	883540	0865	04/03/00	355000	1210	300	8	1952	4	10620	Y	N	6210 WILSON AV S
6	883590	0130	06/23/00	302000	1210	420	8	1951	3	8120	N	N	5501 S ORCAS ST
6	524980	4170	09/27/01	342000	1220	500	8	1944	3	7200	Y	N	5112 S ALASKA ST
6	123100	0326	07/26/00	274950	1260	0	8	1957	3	4800	Y	N	5248 S FARRAR ST
6	123100	0721	11/14/00	221500	1270	120	8	1948	3	5000	N	N	5206 S DAWSON ST
6	372380	0417	09/24/01	372500	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
6	232404	9022	08/08/00	290000	1300	750	8	1963	3	7818	Y	N	6214 51ST PL S
6	524980	4520	02/23/01	381000	1300	0	8	1927	4	4800	Y	N	4725 53RD AV S
6	883540	0150	03/22/01	329950	1300	560	8	1953	3	6426	N	N	5816 S HAWTHORN RD
6	665090	0020	05/16/01	342500	1350	280	8	1955	4	5655	Y	N	6514 57TH AV S
6	883540	1055	05/03/00	319000	1390	970	8	1948	3	6930	Y	N	5905 WILSON AV S
6	883540	0345	06/08/01	367000	1430	360	8	1952	4	7500	Y	N	6037 SEWARD PARK AV S
6	661700	0115	11/14/01	506000	1450	370	8	1956	3	7263	Y	N	5145 55TH AV S
6	372380	0404	05/14/01	378000	1480	900	8	1929	3	4000	N	N	5511 56TH AV S
6	372380	0270	05/11/01	359000	1480	620	8	1970	4	6084	Y	N	5222 56TH AV S
6	352404	9020	10/12/00	590000	1510	0	8	1914	3	21900	Y	N	8316 54TH AV S
6	262404	9199	05/09/00	367500	1520	990	8	1962	3	12502	Y	N	7133 55TH AV S
6	661700	0025	11/14/01	335000	1520	0	8	1951	3	12660	Y	N	5003 57TH AV S
6	729070	0030	09/05/01	371000	1530	1530	8	1978	3	7182	Y	N	5745 WILSON AV S
6	415430	4655	09/24/01	435000	1610	730	8	1953	3	7200	Y	N	4403 51ST AV S
6	661650	0070	04/21/00	371000	1620	450	8	1952	3	13284	Y	N	5002 57TH AV S
6	883590	0030	06/25/01	480000	1650	320	8	1951	3	15555	Y	N	5727 S ORCAS ST
6	110200	1218	01/22/01	391000	1660	1050	8	1958	3	6480	N	N	6408 HAMPTON RD S
6	883540	0178	05/04/00	419000	1690	780	8	1959	3	9520	Y	N	5730 S HAWTHORN RD
6	883590	0085	06/22/01	474000	1690	250	8	1953	4	15336	Y	N	5801 SEWARD PARK AV S
6	524980	3885	02/26/01	258000	1740	0	8	1952	3	4800	N	N	4734 50TH AV S
6	661700	0125	03/26/01	451050	1760	250	8	1951	3	8125	Y	N	5161 55TH AV S
6	883540	0080	11/03/00	815000	1770	800	8	1947	4	15300	Y	N	6030 LAKE SHORE DR S

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6	883540	0560	12/26/01	485000	1810	380	8	1953	4	10980	Y	N	6239 LAKE SHORE DR S
6	333600	1835	05/25/01	300000	1870	0	8	1985	3	3490	Y	N	8413 55TH AV S
6	883540	0630	06/29/01	578000	2120	450	8	1942	4	7500	Y	N	6208 57TH AV S
6	883590	0055	09/25/01	741000	2150	580	8	1949	4	18924	Y	N	5854 SEWARD PARK AV S
6	689630	0190	07/02/01	740000	2250	0	8	1932	3	12450	Y	Y	8636 ISLAND DR S
6	415430	5145	01/27/00	430000	2280	0	8	2000	3	3600	Y	N	4825 52ND AV S
6	941240	0175	10/03/00	720000	2400	520	8	1962	3	14227	Y	Y	7716 SEWARD PARK AV S
6	372380	0300	02/25/00	330000	2420	390	8	1987	3	4288	Y	N	5231 57TH AV S
6	372380	0428	09/14/01	840000	2600	100	8	1914	4	19256	Y	N	5453 LAKE WASHINGTON BL S
6	689630	0345	07/20/00	349950	2880	930	8	1968	3	6000	N	N	8649 ISLAND DR S
6	895290	0232	12/27/01	450000	1460	800	9	1962	4	13300	Y	N	5175 S SPENCER ST
6	883540	0410	01/03/00	379000	1590	450	9	1948	4	9375	Y	N	6036 SEWARD PARK AV S
6	110200	0740	03/28/01	661000	1750	600	9	1922	4	16400	Y	N	6912 56TH AV S
6	883590	0050	05/23/01	695000	1800	830	9	1950	4	18955	Y	N	5846 SEWARD PARK AV S
6	661650	0036	08/30/01	630000	1990	350	9	1959	3	10360	Y	N	5049 LAKE WASHINGTON BL S
6	372380	0340	11/07/00	399500	2210	0	9	1978	4	11505	N	N	5415 SEWARD PARK AV S
6	110200	1159	09/12/01	560000	2230	520	9	1984	3	9216	Y	N	5527 B S MORGAN ST
6	069100	0050	11/14/00	370000	2310	410	9	1996	3	5000	Y	N	7006 BRIGHTON LN S
6	352404	9118	02/07/01	499996	3440	0	9	1991	3	20480	N	N	7940 B SEWARD PARK AV S
6	941240	0186	04/07/00	1225000	4090	820	9	1950	3	52272	Y	Y	7738 SEWARD PARK AV S
6	110200	0804	06/07/01	597500	1840	500	10	1967	4	9900	Y	N	5512 S WILLOW ST
6	883540	0025	03/17/00	3000000	5140	300	11	1955	3	44866	Y	Y	6250 LAKE SHORE DR S
11	111200	0106	07/31/01	100000	740	0	5	1915	3	5000	N	N	5110 S FRONTENAC ST
11	558320	0345	07/25/00	145000	750	0	5	1926	3	4000	N	N	4815 S DAWSON ST
11	524980	2250	06/27/01	180000	760	0	5	1908	3	5760	Y	N	4428 46TH AV S
11	333150	0160	04/02/01	185000	790	0	5	1904	3	3090	N	N	4828 S LUCILE ST
11	110900	0070	04/18/01	164950	960	0	5	1921	3	3731	N	N	5139 S GARDEN ST
11	415430	4210	03/09/00	210000	980	0	5	1903	3	5400	N	N	4507 50TH AV S
11	333050	1040	04/26/00	110000	1150	0	5	1904	3	5638	N	N	4546 S ORCAS ST

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11	529720	0191	12/04/00	134000	580	0	6	1948	3	5786	N	N	4719 S PEARL ST
11	333200	0585	04/21/00	132000	610	0	6	1958	3	6000	N	N	4717 S MEAD ST
11	110900	0360	07/18/01	199888	680	280	6	1916	3	4560	N	N	5151 S MYRTLE ST
11	170390	0105	04/04/01	150000	690	0	6	1907	3	4182	N	N	4718 S BENNETT ST
11	524980	2285	04/30/01	185000	720	0	6	1924	3	7200	Y	N	4417 47TH AV S
11	110200	0030	05/05/00	194000	730	200	6	1952	3	11682	N	N	5122 S HOLLY ST
11	333150	0805	05/15/00	160000	750	0	6	1949	3	4635	N	N	4830 S FINDLAY ST
11	333150	0811	06/15/00	135000	750	0	6	1949	3	4635	N	N	4836 S FINDLAY ST
11	558320	0005	10/17/01	223000	760	0	6	1917	3	6000	N	N	5313 51ST AV S
11	333150	0121	12/26/01	192950	760	0	6	1948	3	5150	N	N	4806 S LUCILE ST
11	795030	3316	01/31/00	165000	770	400	6	1906	3	3000	N	N	4009 S GENESEE ST
11	524980	1585	05/09/00	265000	790	0	6	1909	3	6320	N	N	4511 S ALASKA ST
11	333150	0891	11/14/00	205000	800	200	6	1948	4	4326	N	N	4845 S FINDLAY ST
11	333150	0495	02/22/01	177000	820	0	6	1906	5	2575	N	N	4625 S LUCILE ST
11	333050	0671	05/31/01	168900	820	140	6	1923	3	4120	N	N	4537 S LUCILE ST
11	170290	1260	09/07/00	218000	860	0	6	1920	3	4950	N	N	3924 S FERDINAND ST
11	415430	4016	01/25/01	186500	870	0	6	1948	3	5400	N	N	4821 50TH AV S
11	410960	0135	04/28/00	185500	880	0	6	1907	4	3100	N	N	5105 S MEAD ST
11	333050	0690	04/27/00	131000	890	0	6	1919	3	3090	N	N	4529 S LUCILE ST
11	795030	3495	05/09/01	187000	900	0	6	1904	3	4590	N	N	4429 39TH AV S
11	524980	1135	08/21/01	205000	900	0	6	1918	3	7200	Y	N	4633 45TH AV S
11	415430	3410	03/05/01	189950	950	0	6	1926	3	4500	N	N	4438 48TH AV S
11	558320	0455	04/12/00	114000	980	0	6	1912	3	6360	N	N	5063 49TH AV S
11	333150	0875	07/23/01	150000	1020	0	6	1905	3	5150	N	N	4853 S FINDLAY ST
11	333150	0865	04/03/01	180000	1030	0	6	1911	3	5160	N	N	4859 S FINDLAY ST
11	524980	1590	06/21/01	257000	1040	120	6	1921	3	3280	N	N	4503 S ALASKA ST
11	795030	4480	11/29/01	220000	1040	0	6	1919	3	11151	N	N	4602 41ST AV S
11	415430	4260	01/12/00	209950	1050	0	6	1909	3	3600	N	N	4522 49TH AV S
11	111200	0171	06/28/00	176000	1090	0	6	1913	3	6000	Y	N	6917 52ND AV S

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11	333200	0370	02/20/01	181990	1200	0	6	1904	3	2575	N	N	4700 S MEAD ST
11	170390	0175	11/26/01	224050	1230	0	6	1910	3	6000	N	N	4717 S BENNETT ST
11	333150	0926	03/22/00	186000	1290	0	6	1905	3	4635	N	N	4825 S FINDLAY ST
11	524980	2335	04/25/00	177000	1290	0	6	1954	3	7200	Y	N	4526 46TH AV S
11	110900	0090	04/10/01	295000	1330	200	6	1924	3	6840	N	N	5151 S ORCHARD ST
11	170290	1120	08/11/00	275000	1350	0	6	1905	3	4450	N	N	3945 S EDMUNDS ST
11	110200	0025	08/09/01	294750	1400	0	6	1912	3	6848	N	N	5110 S HOLLY ST
11	110900	0215	03/20/01	219000	1470	0	6	1919	4	4112	N	N	5125 S ORCHARD ST
11	524980	1462	08/15/00	165000	660	0	7	1949	3	6000	N	N	4501 S ANGELINE ST
11	170490	0360	06/09/00	180250	690	750	7	1923	3	9608	Y	N	4221 S DAWSON ST
11	170540	0520	02/11/00	235000	720	0	7	1924	3	4069	N	N	5015 45TH AV S
11	333200	0335	09/24/01	194000	720	700	7	1993	3	3090	N	N	4610 S MEAD ST
11	558320	0250	07/02/01	128000	760	0	7	1948	3	6000	N	N	4808 S BRANDON ST
11	170490	0003	03/26/01	148600	770	0	7	1950	3	4180	N	N	4512 S DAWSON ST
11	110900	0211	04/03/00	147800	780	0	7	1952	3	4032	N	N	5111 S ORCHARD ST
11	983020	0515	11/12/01	224950	790	0	7	1947	3	5580	N	N	5106 S WILLOW ST
11	529720	0059	06/22/00	178000	800	480	7	1948	3	5914	N	N	4714 S DAWSON ST
11	524980	2986	07/20/00	215000	800	150	7	1944	3	5400	N	N	4622 48TH AV S
11	558320	0695	10/27/00	195650	800	100	7	1948	3	6375	Y	N	4904 S DAWSON ST
11	524980	2990	06/01/01	254671	800	0	7	1944	4	4800	N	N	4806 S ALASKA ST
11	314560	0025	05/31/00	199950	820	820	7	1972	3	4500	N	N	5212 46TH AV S
11	170540	0410	09/10/01	170000	820	0	7	1927	3	4165	N	N	4451 S HUDSON ST
11	392990	0120	03/05/01	225000	840	0	7	1925	3	8350	N	N	4751 39TH AV S
11	524980	1660	12/20/00	200000	850	120	7	1952	3	4800	N	N	4701 46TH AV S
11	524980	3100	12/17/01	145000	850	0	7	1948	3	7200	N	N	4721 49TH AV S
11	333200	0650	02/18/00	125000	860	0	7	1939	3	3000	N	N	5806 46TH AV S
11	110500	0336	10/12/00	173000	860	0	7	1954	3	6202	N	N	4827 S MORGAN ST
11	170490	0487	01/02/01	161000	860	0	7	1948	4	8300	N	N	4359 S BENNETT ST
11	558320	0619	04/27/01	201000	860	0	7	1948	4	4460	N	N	5030 48TH AV S

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11	415430	3695	06/22/01	235000	860	370	7	1948	3	5400	N	N	4802 S FERDINAND ST
11	983020	0005	03/02/00	185000	870	240	7	1945	3	6200	N	N	6704 51ST AV S
11	415430	4011	06/26/00	225000	870	0	7	1948	3	5400	N	N	4817 50TH AV S
11	262404	9049	02/23/01	195000	870	120	7	1949	3	10710	N	N	5122 S MYRTLE ST
11	170390	0315	11/13/01	208000	870	400	7	1948	3	5000	N	N	4712 S BRANDON ST
11	415430	2410	08/01/01	219850	880	120	7	1920	3	5400	N	N	4922 46TH AV S
11	524980	2291	06/15/01	210000	890	0	7	1951	3	7200	Y	N	4619 S GENESEE ST
11	110900	0065	04/24/00	199500	900	400	7	1993	3	3731	N	N	5137 S GARDEN ST
11	333200	0725	07/20/00	185000	920	920	7	1955	3	6054	N	N	4712 S JUNEAU ST
11	333150	0345	03/27/00	182210	930	0	7	1949	3	5665	N	N	4610 S LUCILE ST
11	333200	0130	10/23/00	188800	930	690	7	1978	3	3090	N	N	4720 S ORCAS ST
11	333500	0045	05/21/01	240000	940	480	7	1994	3	3150	N	N	5022 46TH AV S
11	410960	0235	05/22/01	257000	940	0	7	1909	4	4252	N	N	5157 S MEAD ST
11	088300	0025	07/31/01	210000	940	680	7	1994	3	3000	N	N	6217 46TH AV S
11	333500	0050	03/27/01	256000	950	480	7	1996	3	4104	N	N	4612 S PEARL ST
11	170490	0400	07/02/01	151500	950	0	7	1914	3	5324	N	N	5204 42ND AV S
11	170540	0010	06/16/00	275000	960	540	7	1908	3	3849	Y	N	5000 42ND AV S
11	110500	0075	08/31/00	183000	960	870	7	1994	3	6240	N	N	4809 S GRAHAM ST
11	415430	4435	01/03/01	205000	960	170	7	1941	3	5520	N	N	4417 50TH AV S
11	415430	0295	03/30/01	265000	960	0	7	1955	3	5049	Y	N	4614 42ND AV S
11	110200	0457	04/05/00	295000	970	0	7	1952	3	5076	Y	N	6507 SEWARD PARK AV S
11	983020	0435	07/21/01	197500	980	0	7	1947	3	6765	N	N	5147 S BRIGHTON ST
11	270310	0015	03/08/01	254000	990	0	7	1914	3	6100	N	N	5038 43RD AV S
11	415430	2420	07/21/00	239000	1010	190	7	1922	3	3600	N	N	4924 46TH AV S
11	176660	0055	12/14/01	195000	1020	0	7	1948	3	5400	N	N	4834 S KENNY ST
11	170540	0571	08/29/00	235000	1030	320	7	1942	3	4100	N	N	4509 S HUDSON ST
11	558320	0020	04/25/00	262500	1040	0	7	1910	3	6000	N	N	5307 51ST AV S
11	276020	0045	07/18/00	229950	1040	860	7	2000	3	4214	N	N	6507 48th Ave S
11	110200	0102	11/24/00	230000	1040	730	7	1965	3	7680	N	N	5115 B S MORGAN ST

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11	415430	4040	05/31/00	239950	1050	600	7	1984	3	3600	Y	N	4914 S FERDINAND ST
11	262404	9179	07/05/00	294000	1060	420	7	1954	3	6300	Y	N	5161 S FRONTENAC ST
11	110500	0292	08/08/01	241000	1060	150	7	1960	3	5600	N	N	6337 51ST AV S
11	272404	9141	04/10/00	216500	1070	1070	7	1952	3	9160	N	N	4831 S HOLLY ST
11	110200	0295	07/24/00	318500	1070	600	7	1941	3	7500	Y	N	6351 WILSON AV S
11	524980	2530	06/25/01	270000	1070	530	7	1948	3	7200	N	N	4909 48TH AV S
11	524980	3053	01/22/01	295000	1110	1000	7	1953	3	5400	Y	N	4710 48TH AV S
11	110200	0099	03/02/00	220000	1120	700	7	1965	3	6720	N	N	5117 S MORGAN ST
11	415430	4140	08/21/00	205000	1120	400	7	1951	3	5400	N	N	4619 50TH AV S
11	333400	0031	01/09/01	235000	1120	0	7	1954	3	4855	N	N	4730 S PEARL ST
11	110200	0260	04/16/01	274850	1120	800	7	1953	3	6000	N	N	5220 S MORGAN ST
11	333200	0501	07/30/01	185000	1120	0	7	1991	3	4120	N	N	4821 S ORCAS ST
11	524980	1483	01/25/00	350000	1130	1130	7	1957	4	4380	Y	N	4502 S FERDINAND ST
11	524980	3245	01/22/01	260000	1130	200	7	1948	3	7200	N	N	4721 50TH AV S
11	170540	0375	06/01/00	209000	1150	390	7	1910	3	5249	N	N	4411 S HUDSON ST
11	333150	0115	09/24/01	189000	1150	0	7	1948	3	5150	N	N	4802 S LUCILE ST
11	170290	1539	09/08/00	275000	1160	0	7	1927	3	7700	N	N	3952 S HUDSON ST
11	415430	1510	09/25/00	250000	1160	190	7	1926	3	3000	N	N	4514 S HUDSON ST
11	170290	0290	02/23/01	205000	1160	140	7	1908	3	6050	N	N	3914 S ANGELINE ST
11	524980	0280	10/23/00	210000	1170	120	7	1908	3	4800	N	N	4712 42ND AV S
11	529720	0095	04/23/01	304950	1170	760	7	1990	3	4225	N	N	5125 47TH AV S
11	558320	0295	03/14/01	289000	1180	0	7	1908	3	6550	N	N	4834 S BRANDON ST
11	811310	1310	02/23/00	225000	1190	790	7	2000	3	5125	N	N	6009 47TH AV S
11	524980	1370	08/24/00	190000	1190	150	7	1937	3	8100	N	N	4416 S HUDSON ST
11	811360	0285	06/14/01	220000	1190	870	7	1961	3	5700	N	N	4826 S SPENCER ST
11	811310	1316	02/25/00	231000	1200	790	7	2000	3	5115	N	N	6017 47TH AV S
11	111200	0145	06/20/00	299613	1200	1200	7	1967	3	5000	N	N	5142 S FRONTENAC ST
11	661750	0100	08/29/00	235000	1210	600	7	1955	3	5760	N	N	4828 S JUNEAU ST
11	415430	3865	01/02/01	320000	1230	170	7	1951	3	7200	Y	N	4909 49TH AV S

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11	415430	3718	04/23/01	312000	1230	250	7	1927	3	5040	Y	N	4807 49TH AV S
11	983020	0010	04/26/01	180000	1230	0	7	1945	3	6200	N	N	5107 S HOLLY ST
11	558320	0165	08/23/01	280000	1230	140	7	1914	3	7200	N	N	5312 50TH AV S
11	415430	3835	06/16/00	257000	1250	600	7	1959	3	7200	Y	N	4926 48TH AV S
11	411210	0101	07/09/01	295000	1250	1250	7	1966	3	5200	N	N	5601 52ND AV S
11	811310	1365	04/25/00	225000	1270	780	7	1997	3	5005	N	N	6119 47TH AV S
11	524980	3185	07/27/00	201000	1270	930	7	1947	3	7200	N	N	4909 50TH AV S
11	110500	0571	09/26/01	227000	1270	400	7	1959	3	7189	N	N	6811 51ST AV S
11	314560	0240	09/22/00	260000	1280	0	7	1900	3	4922	N	N	5212 47TH AV S
11	983020	0440	05/18/01	238700	1300	0	7	1947	3	6765	N	N	5153 S BRIGHTON ST
11	110200	0532	05/22/01	325000	1320	0	7	1914	3	7296	N	N	6534 54TH AV S
11	524980	2575	07/22/01	320000	1340	1100	7	1977	3	7200	Y	N	4702 S FERDINAND ST
11	795030	3435	12/22/01	240000	1340	0	7	1946	3	5757	N	N	4408 39TH AV S
11	170490	0150	01/02/01	234000	1350	140	7	1925	3	5087	N	N	5037 BOWEN PL S
11	529720	0165	02/09/00	251600	1360	940	7	1964	3	7714	N	N	4703 S PEARL ST
11	170490	0118	05/15/00	297000	1370	530	7	1948	3	8138	N	N	5032 BOWEN PL S
11	110200	0615	09/12/00	432500	1380	0	7	1916	4	6069	Y	N	6539 SEWARD PARK AV S
11	333200	0735	08/07/00	219800	1400	0	7	1994	3	3018	N	N	4716 S JUNEAU ST
11	170540	0575	07/25/01	264500	1400	0	7	1939	3	3700	N	N	5004 45TH AV S
11	524980	3170	08/17/01	300000	1400	120	7	1981	3	7200	Y	N	4927 50TH AV S
11	415430	1361	08/03/00	215000	1440	0	7	1957	3	5040	N	N	4801 45TH AV S
11	110500	0291	04/12/01	325000	1460	400	7	1925	3	6187	N	N	4858 S MORGAN ST
11	524980	0645	01/24/00	265500	1490	500	7	1922	3	7200	N	N	4720 43RD AV S
11	333200	0061	08/30/01	237000	1490	500	7	1929	4	4120	N	N	4830 S ORCAS ST
11	170290	0515	09/12/01	289500	1510	0	7	1900	3	5500	N	N	3910 S EDMUND'S ST
11	170290	1250	08/15/00	180000	1520	0	7	1950	3	6600	N	N	3916 S FERDINAND ST
11	811360	0520	03/04/00	253000	1540	0	7	1996	3	3300	N	N	4812 S BATEMAN ST
11	110200	0270	04/07/00	345613	1540	0	7	1967	3	7216	N	N	5234 S MORGAN ST
11	558320	0045	08/10/01	287600	1570	0	7	1915	3	7500	N	N	5219 51ST AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
11	110500	0589	03/27/00	165000	1590	980	7	2001	3	7826	N	N	6909 51ST AV S
11	558320	0810	04/07/00	410000	1590	300	7	1910	4	6900	N	N	5002 49TH AV S
11	415430	3630	02/24/00	322500	1610	0	7	1989	3	7200	N	N	4610 48TH AV S
11	333050	0885	03/13/01	261200	1610	190	7	1930	3	4120	N	N	4539 S FINDLAY ST
11	333050	0207	03/28/01	220000	1610	0	7	1993	3	3784	N	N	4566 S LUCILE ST
11	564960	0090	12/18/01	235200	1610	240	7	1916	3	5657	N	N	3917 S HUDSON ST
11	524980	0435	11/03/00	359950	1630	130	7	1915	3	7200	N	N	4926 42ND AV S
11	110200	0355	11/03/00	320000	1640	0	7	1913	3	7350	N	N	5229 S MORGAN ST
11	410960	0225	04/18/00	325000	1660	0	7	1916	3	5000	N	N	5151 S MEAD ST
11	524980	1320	12/01/00	350000	1700	0	7	1926	3	7200	N	N	4403 S FERDINAND ST
11	333150	0975	05/21/01	269500	1700	360	7	1951	3	6180	N	N	4727 S FINDLAY ST
11	333150	0065	03/30/01	265000	1750	0	7	1915	3	6180	N	N	4827 S BRANDON ST
11	415430	3020	03/22/01	350000	1820	0	7	1911	3	6000	N	N	4429 48TH AV S
11	415430	2735	07/26/00	307500	1840	0	7	1925	4	4361	N	N	4603 48TH AV S
11	411210	0165	04/26/01	330000	1860	150	7	2001	3	2554	N	N	5127 S LUCILE ST
11	415430	2560	04/16/01	335000	1890	0	7	1949	3	7200	Y	N	4703 48TH AV S
11	524980	0600	04/24/01	224950	1910	0	7	1967	3	5160	N	N	4821 44TH AV S
11	170290	1340	06/15/00	295000	1920	0	7	1988	3	6600	N	N	3959 S FERDINAND ST
11	170290	0517	06/20/01	275000	1920	0	7	1966	3	4400	N	N	3912 S EDMUNDS ST
11	170490	0200	04/24/00	420000	1950	0	7	1900	3	19643	N	N	5035 43RD AV S
11	795030	3480	11/09/00	243000	1970	0	7	2000	3	3570	N	N	4415 39th Ave S
11	373180	0015	08/03/00	285000	1990	0	7	1915	3	4094	N	N	5111 S BRANDON ST
11	110900	0405	07/27/01	445000	2000	0	7	1909	3	9880	N	N	5150 S ORCHARD ST
11	558320	0225	09/19/00	250000	2010	0	7	1943	3	7575	N	N	4803 S MAYFLOWER ST
11	795030	3610	07/27/01	265450	2016	504	7	2000	3	3570	N	N	4417 38TH AV S
11	170290	1430	10/24/00	206500	2040	0	7	1965	4	3300	N	N	3907 S FERDINAND ST
11	811310	1312	06/15/00	235000	2210	0	7	2000	3	5365	N	N	6011 47TH AV S
11	811310	1318	07/19/00	239950	2210	0	7	2000	3	5806	N	N	6019 47TH AV S
11	415430	3520	01/11/01	400000	2530	0	7	1914	4	7200	N	N	4819 S OREGON ST

Sales Available for Annual Update Analysis
Area 81
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
11	333350	0070	10/12/00	389200	2540	220	7	1904	3	6592	N	N	5144 S ORCAS ST
11	314560	0135	12/18/00	269800	2550	0	7	2000	3	4100	N	N	5215 47TH AV S
11	411210	0330	06/22/01	272000	1010	210	8	1953	3	4053	N	N	5511 52ND AV S
11	661750	0055	04/10/00	225700	1330	770	8	1956	3	5976	N	N	4827 S MEAD ST
11	415430	4165	02/16/01	298000	1330	800	8	1958	3	3600	Y	N	4918 S ALASKA ST
11	415430	3310	02/13/01	289000	1360	0	8	1984	3	6000	Y	N	4400 48TH AV S
11	885778	0050	07/13/01	258000	1410	1130	8	1985	3	6022	N	N	4604 S RAYMOND PL
11	110900	0110	10/16/01	300000	1470	0	8	1929	3	4200	N	N	7211 SEWARD PARK AV S
11	415430	2635	03/27/00	292500	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
11	110200	0256	07/12/01	334000	1490	300	8	1960	3	9204	Y	N	5224 D S MORGAN ST
11	415430	2647	05/29/01	285000	1500	430	8	1988	3	3600	N	N	4610 47TH AV S
11	811310	1580	03/24/00	323186	1560	770	8	2000	3	7296	Y	N	6228 48TH AV S
11	811310	1582	01/04/01	263000	1560	770	8	2000	3	5249	Y	N	6222 48TH AV S
11	524980	2410	07/20/01	345000	1560	780	8	2001	3	4800	N	N	4610 46TH AV S
11	410960	0240	08/04/00	425000	1710	0	8	1993	3	2958	N	N	5156 S JUNEAU ST
11	885778	0220	11/08/00	202500	1800	0	8	1985	3	5868	N	N	6024 47TH AV S
11	983020	0335	03/13/01	419000	1810	0	8	1990	3	6500	Y	N	6811 SEWARD PARK AV S
11	262404	9066	04/19/01	442000	1850	860	8	1926	3	12240	Y	N	5144 S MYRTLE ST
11	811310	1501	08/07/00	321500	2000	550	8	2000	3	6710	N	N	4854 S GRAHAM ST
11	524980	1160	04/19/01	455000	2920	930	8	2000	3	7067	Y	N	4415 S SNOQUALMIE ST
11	524980	1075	04/23/01	438850	2920	930	8	2000	3	7164	Y	N	4409 S SNOQUALMIE ST
11	524980	1070	05/14/01	439950	2920	930	8	2000	3	7067	Y	N	4401 S SNOQUALMIE ST
11	524980	1165	06/22/01	505191	2920	930	8	2000	3	7180	Y	N	4421 S SNOQUALMIE ST
11	524980	3095	03/08/01	419950	1890	420	9	1980	3	7200	Y	N	4727 49TH AV S
11	110200	0205	09/26/00	527000	2070	640	9	1989	3	6400	Y	N	6326 52ND AV S
11	415430	4255	10/05/00	418449	2074	540	9	2000	3	3600	N	N	4518 49TH AV S
11	110200	0222	10/26/00	680000	2390	780	9	1998	3	9385	Y	N	5223 S GRAHAM ST
11	524980	1120	02/20/01	519950	2790	0	9	1995	3	7200	Y	N	4618 44TH AV S

**Vacant Sales Available to Develop the Valuation Model
Area 81**

There are an insufficient number of vacant sales to develop a valuation model.